

## APPENDIX 2



## Draft Standard Delivery Plan – Tenants & Residents Groups

Name of Group:	ROSSHEAD T & R ASSOC.
Chairperson:	EOITH MILLER
Secretary:	DORREEN BIRKETT
Address:	1613 COLQUHOUN DRIVE, ROSSHEAD ALEXANDRIA, DUNBARTONSHIRE G83 0QS
Contact Tel No:	01389 751834

Option	Outline of Option	WDC Rent Inc	Scottish Average	Order of Preference
No Action	Carry on as we are - WDC average rents would require to increase.	£64.43	£56.03	1
1	Demolish around 1,100 to 2,100 Properties (around 10% – 20% of the current stock)	£65.33	£56.03	
2	Transfer around 2,000 to 2,100 Properties (around 20% of the current stock)	£58.34	£56.03	
3	Transfer around 3,500 Properties (around 30% of the current stock)	£56.67	£56.03	
4	Transfer around 4,300 Properties (around 35% of the current stock)	£57.78	£56.03	
5	Transfer around 5,300 Properties (around 40% of the current stock)	£55.47	£56.03	



Rosshead Tenants & Residents association,  
16/3 Colquhoun Drive,  
Rosshead, Alexandria,  
Dunbartonshire,  
G83 0QS,  
Tel 01389 751834  
17.09.08

## WDC DRAFT DELIVERY STANDARD PLAN

### COMMENTS FROM THE COMMUNITY OF ROSSHEAD

A special meeting was called by the committee on 15.09.08 inviting the whole community of Rosshead to attend. The meeting was called so that we could have further discussions and debates on the Council's Draft Standard Delivery Plan on the future of Council housing stock. The meeting lasted roughly two hours and Councillors C McLaughlin and M Rooney were present.

There were lots of questions asked from the public to the two Councillors and lots of very important points raised by these questions.

By the end of our meeting the community of Rosshead present at the meeting came to the unanimous decision that **WE WOULD GO WITH THE OPTION OF NO ACTION (AS IN – CARRY ON AS WE ARE WITH NO STOCK TRANSFER).**

We did not come to this decision lightly **and we apologise to other areas who are awaiting re-generation.** If we were in the same boat as them we would be considering the other options. We do not want these re-generation areas to be deprived of a better quality of life, health and well being through the development of better sustainable communities **but there is absolutely nothing in the Council's standard delivery plan to benefit the community of Rosshead. IN FACT WE WILL BE LEFT IN DETRIMENT AS WILL ALL OTHER COUNCIL AREAS THAT ARE NOT BEING CONSIDERED FOR RE-GENERATION.**

The only real option open to WDC to help them achieve the Scottish Housing Delivery Plan is the last option of transferring around 5,300 council properties (40% of their stock).

1. If this goes ahead the Council will get debt write off but this will still leave them with roughly £50 million owing in debt. **The remaining Council tenants will carry the burden of paying this off and this was confirmed by the two Councillors present.**
2. If half the Council's stock goes then so does half the income from collected rents. **The remaining Council tenant's rents would therefore have to be raised to bring in more money. This was not denied by the Councillors present.**
3. We believe it to be fact that, if half the Council's housing stock goes then so will a lot of Council jobs. **We must not forget that a high majority of Council rent payers are also council employees.**
4. Housing Associations can evict their problem tenants who cause anti-social problems and through Government legislation the Council must re-house them. **We believe this will turn Council run estates into ghettos.**

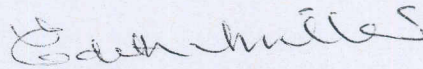


As you can see from the above, if stock transfer is agreed to the remaining Council tenants will be a lot worse off with higher rents, more debt and probably facing demolition in future years to come due to their communities being over run with all the problem tenants evicted from Housing association areas.

We must look to the future of Rosshead and all other remaining areas under the Council. We strongly urge the Council to look for other options to bring their stock up to SHQS rather than stock transfer.

This letter is signed by our Chairperson on behalf of the community of Rosshead.

Yours Sincerely,



Miss Edith miller  
(Chairperson)

Cc  
Councillor C McLaughlin  
Councillor M Rooney  
Councillor I Robertson (leader of the council)  
Betsy Milcairns DDHF  
J Baillie MSP  
Lennox Herald  
Reporter



## Jackie Gallen

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**From:** er009b6038@blueyonder.co.uk  
**Sent:** 26 September 2008 12:20  
**To:** Jackie Gallen  
**Subject:** Standard Delivery Plan

Dear Jackie

I write on behalf of the Castlehill and Westcliff Regeneration Group (CWRG). The group consists of tenants and residents of the area. I have been asked to comment on WDC's Standard Delivery Plan presentation which of course also included a lot of interesting information regarding the Council's Asset Management Plan.

We found the presentation interesting and we fully acknowledge the resource issues facing the Council as well as the other important factors that will need to be addressed in finalising any Plans. For example the effect any proposals have on the Housing Revenue Account and the staffing implications if there are redundancy or Tupe issues to consider.

CWRG members' view is that it would like to develop a close working relationship with the Council that meets the aims and responsibilities of the Council and, ideally, follows models that have been successful in delivering regeneration in areas such as the Mill of Haldane.

CWRG therefore see the involvement of the Council Officers and Councillors as key to the success of achieving the objectives of dealing the sites where early action is possible within a masterplan that finds resources to regenerate not just Castlehill but for the west end of Dumbarton.

The CWRG of course consider it important and desirable that the Council remains represented and meaningfully involved in the following ways:

- a. Attending meetings,
- b. Working with the Housing Association Partnership to masterplan the area,
- c. Developing agreements with the housing associations involved to deal with any impact on human resources and other services issues that may occur within the Council,
- d. Planning community consultation,
- e. Planning allocations and decants,
- f. Determining housing needs,
- g. Assessing the financial viability of any proposals,
- h. Providing general baseline information, and,
- i. General support to the CWRG

Our opinion is that the options presented for "Meeting and Maintaining the SHQS" are interesting but we really require more information on how the west end of Dumbarton fits in to the broad stock profile descriptions. For example while we have been given a per unit debt figure for the houses we don't know what stock costs the Council HRA money to run or what will become too expensive in the future. Similarly we have no info on turnover or the level of voids and void costs in our area. There may be other large costs associated with parts of the area being run-down. For example vandalism, broken glass, grounds maintenance being unusually high, a creeping spread of difficult to let where houses had previously been popular but become less so as they are close to housing of last resort.

Notwithstanding the above our view therefore is that the Council should weigh up the cost to the HRA, its investment abilities using a realistic business model and, crucially the potential improvements in the quality of life of the people who currently live in its houses. It should also take into account the large amount of investment income available through RSL channels and the job prospects and training opportunities that this can present.

In essence then we are unsure of the exact figures and stock transfer is a matter for the Council however we would like option 5 to be more closely investigated since it appears to address the fact that here are various areas in WDC that clearly need to be regenerated. These areas have been identified for quite some time.

CWRG is aware that the scale of the regeneration task is large therefore we feel that



realistic solutions should be developed initially for particular areas here. We recommend 4 areas:

#### Early Action Site 1:

Carrick, Kyle and Turnberry and Hawthornhill Road Shops This site lies to the rear of the shops at Hawthornhill Road. The surplus stock identified by the Council is located here on one side of Carrick Terrace. The Turnberry Place area of this site is currently vacant and cleared. The Group consider that this presents a perfect opportunity for early action.

It is also considered however that to get maximum benefit for the community and the Council, it would be advisable to also redevelop the terraces at Kyle and Carrick. This approach would present an excellent opportunity to create family housing to a very high specification that would meet the needs of the community.

Initial ideas show that it would be easily possible to get

\* Kyle Terrace / Carrick Terrace area - 59 units (all family housing with no tenements or flats.

\* Turnberry Place - 12 units (all family housing with no tenements or flats)

\* Hawthornhill Road - Shops - The shops have been highlighted by the community as an area of particular concern for both physical and social reasons. It is felt that a redevelopment of this site would make a substantial difference to the community and create a sense of place.

The CWRG would like the architecture to create a meeting place for residents as well as providing facilities nearby to where people live.

#### Early Action Site 2: Ashton View

Ashton View commands a prime site Westcliff and indeed the whole area.

Largely due to the tenemental form the buildings and some anti-social behaviour, the housing here has proved to be relatively unpopular and apparently subject to a high turnover rate. The Council has clearly spent a significant amount of money on the blocks however it appears that the houses here are still unpopular. The houses to the rear of the tenemental stock consist of cottage flats.

At first sight these appear to be attractive however it appears that there are problems here as well possibly causing anti-social problems or difficult to let issues.

#### Early Action Site 3: Cumbræ Crescent South

The housing and residents in this area have tended to suffer as a result of historical anti-social behaviour in the immediate area of the houses.

The problems have been made worse by the form and layout of the housing. A lack of suitable car parking has been identified by CWRG as a major issue because the road here is much narrower than that considered to be the minimum for new housing developments.

Sketches have been prepared for the CWRG by an architect showing that although a small narrow site, much can still be achieved both to create off street parking and to maximise the views from the main living apartments of each house.

#### Early Action site 4: Talisman Avenue, Westcliff

This site lies on the edges of Westcliff and to some extent it feels rather forgotten and isolated. It is again apparent that the Council has spent money on these properties and that some good work has been carried out. The tenements are however visually stark and uniform so that they do not tend to enhance the landscape. It appears that there are a number of voids and again the CWRG feel that there is potential here for regeneration and finding housing and infrastructure which suits the topography of the area.

#### Early Action site 5: Hill Street, Brucehill

This site is not within the area covered presently by CWRG. CWRG therefore feel that proposals for this street need to be discussed and consulted upon with residents in Brucehill. Sketches have however again been prepared for the CWRG by Architects after they visited the site. The CWRG view is that the Brucehill estate has enjoyed substantial investment and there appear to be very few voids and the house types are good. Hill Street however sticks out as requiring investment funding and we are aware that a scheme utilising a cul de sac could for example provide much needed high

quality houses there.

We hope that this information is useful and of interest to the Council as it pulls a successful District-wide investment plan together.